

File No. 171107

Committee Item No. 2

Board Item No. 26

### COMMITTEE/BOARD OF SUPERVISORS

#### AGENDA PACKET CONTENTS LIST

Committee: Rules Committee

Date December 6, 2017

Board of Supervisors Meeting

Date December 12, 2017

#### Cmte Board

- |                                     |                                     |  |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/>            | <input type="checkbox"/>            | Motion                                       |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Resolution                                   |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Ordinance                                    |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Legislative Digest                           |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Budget and Legislative Analyst Report        |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Youth Commission Report                      |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Introduction Form                            |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Memorandum of Understanding (MOU)            |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Grant Information Form                       |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Grant Budget                                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Subcontract Budget                           |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Contract/Agreement                           |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Form 126 - Ethics Commission                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Award Letter                                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Application                                  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Form 700                                     |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Vacancy Notice                               |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Information Sheet                            |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Public Correspondence                        |

OTHER (Use back side if additional space is needed)

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Completed by: Alisa Somera Date December 1, 2017  
Completed by: Alisa Somera Date December 8, 2017

1 [Administrative Code - Appraisals for Jurisdictional Transfers of Real Property for Affordable  
2 Housing]

3 **Ordinance amending the Administrative Code to exempt certain City jurisdictional**  
4 **transfers for affordable housing from appraisal requirement.**

5 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.  
6 **Additions to Codes** are in *single-underline italics Times New Roman font*.  
7 **Deletions to Codes** are in ~~*single-underline italics Times New Roman font*~~.  
8 **Board amendment additions** are in double-underlined Arial font.  
9 **Board amendment deletions** are in ~~Arial font~~.  
10 **Asterisks (\* \* \* \*)** indicate the omission of unchanged Code  
11 subsections or parts of tables.

12 Be it ordained by the People of the City and County of San Francisco:

13 Section 1. The Administrative Code is hereby amended by revising Sections 23.14  
14 and 23.15, to read as follows:

15 **SEC. 23.14. DIRECTOR OF PROPERTY'S REPORT.**

16 Within 30 days after the receipt of the request required by Section 23.13, the Director  
17 of Property shall prepare a report for the Mayor and the requesting department of the  
18 estimated fair market value of the Real Property, the character of the improvements thereon,  
19 and an evaluation as to whether, in the opinion of the Director of Property, the Real Property  
20 can be advantageously used by the requesting department for the purposes specified in the  
21 request. If the Director of Property determines the estimated fair market value of Real  
22 Property exceeds \$10,000, the Director of Property shall obtain an Appraisal for the Real  
23 Property; provided, however, the Director of Property shall not be required to obtain an Appraisal  
24 when the requesting department (a) is not an Enterprise Department, as defined in Administrative Code  
25 Section 23A.4, and (b) will use the Real Property for 100% Affordable Housing, as defined in  
Administrative Code Section 23A.4; provided further that such 100% Affordable Housing requirement

1 shall not exclude other ancillary uses of the Real Property that benefit the Affordable Housing on the  
2 Real Property or benefit the community. If the Appraisal determines the fair market value of the  
3 Real Property exceeds \$200,000, the Director of Property shall obtain an Appraisal Review for  
4 such Appraisal. Any Appraisal and Appraisal Review shall have an effective date of value that  
5 is not earlier than nine months before the date any legislation for the proposed transfer is  
6 submitted to the Board of Supervisors. The Appraisal requirement in this Section 23.14 shall not  
7 apply to any jurisdictional transfers under Administrative Code Chapter 23A.

8 **SEC. 23.15. MAYOR'S CONSENT TO TRANSFER; CONSENT OF DEPARTMENT**  
9 **HAVING JURISDICTION.**

10 If, on receipt of the Director of Property's report, the Mayor believes that the  
11 department requesting the transfer can advantageously use the Real Property, the Mayor  
12 shall request the department under whose jurisdiction it is to consent to the transfer of the  
13 Real Property to the department desiring the transfer. If the second-mentioned department  
14 consents to the transfer within 30 days, the Mayor shall recommend to the Board of  
15 Supervisors that it order the Real Property transferred, sending to the Board with the request  
16 such data regarding the Real Property as he or she has received from the Director of  
17 Property. No Real Property shall be transferred from one department to another without the  
18 consent of the department having jurisdiction over the Real Property, except as provided by  
19 Section 253.18 below.

20 Section 2. Effective Date. This ordinance shall become effective 30 days after  
21 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the  
22 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board  
23 of Supervisors overrides the Mayor's veto of the ordinance.

24 Section 3. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors  
25 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,

1 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal  
2 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment  
3 additions, and Board amendment deletions in accordance with the "Note" that appears under  
4 the official title of the ordinance.

5  
6 APPROVED AS TO FORM:  
7 DENNIS J. HERRERA, City Attorney

8  
9 By:

  
10 CAROL WONG  
11 Deputy City Attorney

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**LEGISLATIVE DIGEST**

[Administrative Code - Appraisals for Jurisdictional Transfers of Real Property for Affordable Housing]

**Ordinance amending the Administrative Code to exempt certain City jurisdictional transfers for affordable housing from appraisal requirement.**

Existing Law

Administrative Code Section 23.14 requires an appraisal for a proposed jurisdictional transfer of real property if the Director of Property determines the estimated fair market value of the real property exceeds \$10,000.

Amendments to Current Law

This ordinance waives the appraisal requirement for jurisdictional transfers of real property when the requesting department (a) is not an Enterprise Department, as defined in Administrative Code Section 23A.4, and (b) will use the real property for 100% Affordable Housing, as defined in Administrative Code Section 23A.4. Such 100% Affordable Housing requirement will not exclude other ancillary uses of the real property that benefit the Affordable Housing on the real property or benefit the community.

This ordinance also corrects a citation in Administrative Code Section 23.15.

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BOARD of SUPERVISORS



City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco 94102-4689  
Tel. No. 554-5184  
Fax No. 554-5163  
TDD/TTY No. 554-5227

## MEMORANDUM

TO: John Updike, Director, Real Estate Division  
Kate Hartley, Acting Director, Mayor's Office of Housing and Community  
Development  
John Rahaim, Director, Planning Department

FROM: *ll*  
*ls* Alisa Somera, Legislative Deputy Director  
Rules Committee

DATE: October 24, 2017

SUBJECT: LEGISLATION INTRODUCED

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The Board of Supervisors' Rules Committee has received the following proposed legislation, introduced by Supervisor Peskin on October 17, 2017:

**File No. 171107**

**Ordinance amending the Administrative Code to exempt certain City jurisdictional transfers for affordable housing from appraisal requirement.**

If you have comments or reports to be included with the file, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102 or by email at: [alisa.somera@sfgov.org](mailto:alisa.somera@sfgov.org).

c: Eugene Flannery, Mayor's Office of Housing and Community Development  
Amy Chan, Mayor's Office of Housing and Community Development  
Scott Sanchez, Planning Department  
Lisa Gibson, Planning Department  
AnMarie Rodgers, Planning Department  
Aaron Starr, Planning Department  
Joy Navarrete, Planning Department  
Laura Lynch, Planning Department

Print Form

# Introduction Form

By a Member of the Board of Supervisors or Mayor

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

2017 OCT 17 PM 4:40

Time stamp  
or meeting date

I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee. (An Ordinance, Resolution, Motion or Charter Amendment).
- 2. Request for next printed agenda Without Reference to Committee.
- 3. Request for hearing on a subject matter at Committee.
- 4. Request for letter beginning : "Supervisor [redacted] inquiries"
- 5. City Attorney Request.
- 6. Call File No. [redacted] from Committee.
- 7. Budget Analyst request (attached written motion).
- 8. Substitute Legislation File No. [redacted]
- 9. Reactivate File No. [redacted]
- 10. Question(s) submitted for Mayoral Appearance before the BOS on [redacted]

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission
- Youth Commission
- Ethics Commission
- Planning Commission
- Building Inspection Commission

**Note: For the Imperative Agenda (a resolution not on the printed agenda), use the Imperative Form.**

Sponsor(s):

Peskin

Subject:

[Administrative Code - Appraisals for Jurisdictional Transfers of Real Property for Affordable Housing]

The text is listed:

Ordinance amending the Administrative Code to exempt certain City jurisdictional transfers for affordable housing from appraisal requirement.

Signature of Sponsoring Supervisor:

For Clerk's Use Only

